



## 10 Little Court, Wantage

£1,050 PCM

- Open Plan Living Room/Kitchen
- Ensuite to Master Bedroom
- Shower Room
- Great Location
- Available January 2022
- Two Double Bedrooms
- Allocated Parking
- Ground Floor Apartment
- Underfloor heating
- Council Tax Band C



## DESCRIPTION

A modern two bedroom ground floor apartment offering spacious open plan living. The apartment benefits from spacious entrance hall, large living room with open plan integrated kitchen and dining space, master bedroom boasting an en suite bathroom with separate shower cubicle, second double bedroom and an additional shower room.

Also boasts under floor heating, built in wardrobes, utility cupboard and parking for one vehicle.

Available unfurnished January 2022.

Situated on the edge of Wantage within an attractive small Mews style development, offering easy access to the A34/A420 via the A338.

EPC: C

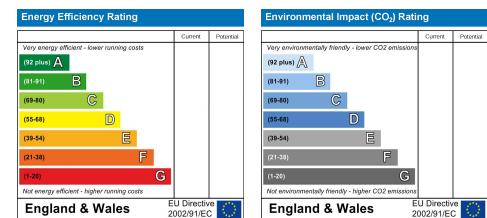
Council tax band: C

A non-refundable holding deposit of £242.00 will be required to reserve this property.



## LOCATION

## DIRECTIONS



Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

### Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate



DOUGLAS & SIMMONS

26 Market Place

Wantage

Oxfordshire

OX12 8AE

Tel: 01235 766222

email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)

[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)

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